

DRAFT

14TH March 2017

Minutes of the proceedings of the **PLANNING & TRANSPORTATION COMMITTEE** meeting held on this day in the **Main Hall, TOWN HALL, WOKINGHAM** from 7.30pm to 8.55pm.

PRESENT

Chairman: Cllr D G Lee
Councillors: Cllrs N Campbell-White, Mrs A N Drake, C George, Mrs G S Hewetson (The Mayor), C Moore, K G Morgan, M L Richards, I L Shepherd-Dubey and A N Waters.

IN ATTENDANCE

Planning & Transportation Officer – Mike Dunstan
Cllr Ms L Forbes

APOLOGIES FOR ABSENCE (Agenda Item 1)

There were no apologies for absence.

MEMBERS' INTERESTS (Agenda Item 2)

Cllr Richards stated that he would not vote on planning matters.

Cllr George stated that a family member owned a property adjoining the proposed development on Finchampsstead Road.

QUESTIONS FROM MEMBERS OF THE COUNCIL OR PUBLIC (Agenda Item 3)

Questions were received from residents of Finchampsstead Road concerning planning applications 170261 and 170264. The Chairman stated that these would be addressed verbally when these applications were considered.

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

It was proposed by Cllr Lee and seconded by Cllr Mrs Drake and it was

**RESOLVED
29510**

that the Minutes of the Planning & Transportation Committee meeting held on 7th February 2017 (pages 15313 to 15316) be received as a true and correct record and that they be confirmed and signed by the Chairman.

The Chairman stated that the Committee would consider the Finchampsstead Road planning applications next.

**170261 Land to east of Finchampsstead Road
Outline application for the proposed erection of up to 250 dwellings (including 40% affordable housing), landscaping, public open space and equipped play areas, surface water flood mitigation and attenuation, vehicular access from Finchampsstead Road and associated ancillary works (Access to be considered).**

The Committee agreed to object to this application on the grounds that the proposed site is outside the development locations defined by Policy CP9 of the adopted Core Strategy and is not a sustainable location for the following reasons.

1. Finchampsstead Road is already over capacity and this will get worse on completion of the Southern Distributor Road and Arborfield SDL. The Traffic



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Assessment is flawed because the survey was carried out on only one day in 2016 and the analysis contains the erroneous statement that spare capacity exists if the RFC value is less than 1.0. Typically a value of 0.85 is seen as the practical capacity, with results higher than this more likely to experience queuing or delay. The proposal therefore does not demonstrate that there is either sufficient infrastructure capacity or that this can be readily provided, contrary to Policy CP4 of the Adopted Core Strategy.

2. The existing bus service is inadequate for a development of this size and the proposal does not therefore comply with Policy CP6 of the adopted Core Strategy.
3. The loss of three high value TPO trees will harm the character of the Green Route in contravention of Policy CC03 of the adopted MDD.
4. The scale of the proposed development would be detrimental to the amenities of adjoining residents and their quality of life in contravention of Policy CP3 of the adopted Core Strategy.
5. The Flood Risk Assessment does not take account of the high water table and recent flooding events experienced by properties in Finchampstead Road and Luckley Wood and hence does not comply with Policy CP1 of the adopted Core Strategy.
6. Appeal reference APP/X0360/A/04/1150159 in 2005 against refusal for a club house and 31 dwellings on the adjacent Woodcraze Manor golf course was dismissed on the grounds of volume of traffic on Finchampstead Road, highway safety of the access and sustainability.

ACTION: P&T OFFICER

**170264 Land to east of Finchampstead Road
Full application for the proposed change of use of land to Suitable
Alternative natural greenspace (SANG) with associated landscape works
and parking.**

Objection on the grounds that this application has been made to support an unsustainable development.

ACTION: P&T OFFICER

MONITORING REPORT (Agenda Item 5)

The Monitoring Report dated 8th March 2017 was received. There were no outstanding actions.

TOWN CENTRE REGENERATION (Agenda Item 6)

No matters were raised.

NOTICE OF CONSTRUCTION OF ROAD HUMPS (Agenda Item 7)

A proposal to construct a road hump in Holt Lane was received and considered. The Committee agreed that the height and location of the proposed hump would render it less effective at calming traffic than the existing hump. If the work proceeds then the proposed hump should be combined with a pedestrian crossing.

ACTION: P&T OFFICER

COMMITTEE'S BUDGET (Agenda Item 8)

The budget report to 28th February 2017 was received and noted.

PLANNING APPLICATIONS (Agenda Item 9)

The following applications were received and considered and it was

**RESOLVED
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that the Committee would make comment as shown.



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ACTION: P&T OFFICER

170341 41 London Road

Outline application for the erection of one detached dwelling and triple garage with associated parking and landscaping with all matters reserved.

Objection on the grounds that the proposed dwelling has the potential to overlook the amenity space of properties in Wescott Road and would have a detrimental impact on the residential amenities of these properties contrary to the adopted Borough Design Guide.

170513 Land at Wellington Road

Application for advertisement consent for proposed erection and display of 5 Premier Inn branded signs for new hotel including 1 illuminated fascia sign, 3 illuminated hanging signs and 1 non- illuminated double sided post mounted directional sign.

Objection on the grounds that the dimensions of the proposed signage are excessive for the character of the area. The height of the vertical signs should be reduced to span a single storey.

163608 41 Denmark Street

Application for advertisement consent for non-illuminated fascia square hanging advertising sign.

No objection.

170413 3 The Plaza, Denmark Street

Application for advertisement consent for three fascia signs and one illuminated menu box.

No objection.

170332 41 Market Place

Full application for the proposed erection of a new aluminium frame and glazed shop front, installation of 1 no external air condition units, to be located at the rear of the property.

No objection.

170333 41 Market Place

Application for Advertisement consent for the proposed installation of illuminated letters and "Boots" lozenge on new aluminium fascia panel, installation of one illuminated projecting sign.

No objection.

170311 37-39 Denmark Street

Listing building consent for proposed erection of one fascia sign, one projected/hanging sign and one other (black board).

No objection.

170312 37-39 Denmark Street

Advertisement consent for proposed erection of one fascia sign, one projected/hanging sign and one other (black board).



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No objection.

170618 Land at Matthewsgreen Farm
Application for approval of reserved matters pursuant to outline approval (O/2014/2242) for the erection of 93 dwellings with access from the Northern Distributor road, incorporating internal access roads, parking, landscaping and open space, footpaths and Sustainable Urban Drainage (SuDS).

Cllrs Morgan and Shepherd-DuBey will study the plans and provide a draft response.

Councillors raised the matter of a proposal to provide a new Scout Hut, which appears to have been dropped by the developers. This will be raised with WBC.

ACTION: P&T OFFICER

URGENT BUSINESS (Agenda Item 10)

There was no urgent business.

CHAIRMAN

